

2005 ANNUAL REPORT OF LAND DEVELOPMENT

Clarke County Planning Department activities in 2005 involved on several project including:

- ◆ Update of the Mountain Land Area Plan,
- ◆ Development of a strategy to address new development in Millwood Sewer Service Area,
- ◆ Review of impending residential developments in Berryville Annexation Area and in Boyce,
- ◆ Continued work on regulation in Karst geology to protect groundwater,
- ◆ Purchase of the second conservation easement by the County Conservation Easement Authority and review of several proposed donated easements,
- ◆ Completion of sewer facilities and replacement of sub-standard houses in Millwood;

The subsequent pages list the specific land use items considered in 2005:

- ◆ 11 text amendments to the Zoning Ordinance, Subdivision Ordinance, Septic Ordinance, Well Ordinance, and County Code,
- ◆ No Rezoning requests,
- ◆ No Special Use Permits,
- ◆ 11 Site Plans,
- ◆ 4 (2 in the Town of Boyce) Major Subdivisions and 19 Minor Subdivisions creating a total of 75 parcels (44 parcels in the Town of Boyce).
- ◆ 25 Boundary Line Adjustments,
- ◆ 14 Variances from the Board of Septic and Well Appeals,
- ◆ 9 Variances from the Board of Zoning Appeals,
- ◆ 1 Certificates of Appropriateness from the Historic Preservation Commission

Building permit data shows 221 new homes started in 2005 compared to 130 in 2004, 141 of the 2005 houses were in the Berryville town limits or annexation area.

Application Fees:	<u>FY 04</u>	<u>FY 05</u>	<u>1ST half of FY 05</u>	<u>1ST half of FY 06</u>
County	\$177,488	\$224,425	\$49,000	\$71,625
Boyce	\$ 6,575	\$ 14,911	\$ 9,200	\$ 4,500
Zoning Permit Fees:	<u>FY 04</u>	<u>FY 05</u>	<u>1ST half of FY 05</u>	<u>1ST half of FY 06</u>
County	\$35,400	\$35,400	\$19,700	\$15,425
Boyce	\$ 230	\$ 1,350	\$ 1,300	\$ 1,425
Engineering Review:	<u>FY 04</u>	<u>FY 05</u>	<u>1ST half of FY 05</u>	<u>1ST half of FY 06</u>
County	\$17,626	\$15,829 (\$15,311 collected)	\$ 7,315	\$30,242 (\$22,955 collected)
Boyce	\$10,504	\$46,730 (\$45,821 collected)	\$11,141	\$32,927 (\$ 7,276 collected)

Congratulations to Commissioners Arnold and Wade for 100% attendance (29 out of 29). Commissioners Caldwell, McKelvy, and Smart get a silver star for attending 27 out of 29 meetings.

1. PLANNING ACTIVITIES – 2006

This section identifies the status of Comprehensive Plan Policies and Component Plans, the major projects completed in previous years, with the primary planning activities for 2006 highlighted in **bold**.

Comprehensive Plan

Chapter I. Base Data Update	Adopted - Mar 01	1st qtr.	Begin
Chapter II. Goals, Principles, & Policies Update	Adopted - Mar 01	3rd qtr. 1st qtr.	PC action Begin
Chapter III. Implementing Components		3rd qtr.	PC action
1. Agricultural Land Plan	Adopted - Sep 97		
2. Mountain Land Plan	Adopted - Jun 05		
3. Berryville Area Plan update	Adopted/Amended – Apr 92/Dec 95/Jun 01	2nd qtr.	Start
		1st qtr. '07	PC action
(requires review by VA Comm. on Local Gov't, Town Council, Town PC, Co. PC, BOS)			
4. Business Intersections Area Plans			
a. Waterloo	Adopted - Aug 95		
b. Double Tollgate	Adopted - May 02 (plan) Adopted - May 03 (zoning)		
5. Water Resource Plan			
a. Groundwater Section Update	Adopted - Nov 98}	1st qtr.	Begin
b. Surface Water Section	Adopted - Dec 99}	3rd qtr.	PC action
6. Historic Resources Plan Update	Adopted - Mar 01	1st qtr.	Begin
7. Capital Improvements Program Update	Adopted - Mar 01	3rd qtr. 1st qtr.	PC action Begin
		3rd qtr.	PC action

Other Plans, Major Projects, and Ordinance Amendments

High School Site Plan – assuming submission	1st qtr.	2nd qtr.	PC action
Revise erosion & sediment control ord.		3rd qtr.	BOS action
Revise lighting standards	4 th qtr. 05 Began review	2nd qtr.	PC action
Review of 06 Secondary Roads Plan BOS		4th qtr.	PC Rec. to
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Millwood Strategy Plan	Adopted – July 05		

Major Projects

Millwood Sewer - Home renovations	Completed – Aug 05
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Planning Staff Responsibilities – 2006

Activities

Charles Johnston

Planning Policy Development
Transportation Issues
Rezoning/ /Text Admt. Applications
Historic Preservation
Burwell-Morgan Mill TEA-21 Project
Boyce Zoning Administration
Grant Applications
Northern Shenandoah Valley Regional Commission
~ Executive Committee Member
~ Disability Services Board, Vice-Chair
~ Transportation Planning Technical Committee, Chair
Department Administration
Josephine School Community Museum

Alison Teetor

Water Resource Plan Implementation
Easement Purchase Coordinator
Litter Coordinator
Grant Administration
~ Millwood Sewer
~ Streambank Protection
Agricultural Land Plan
Natural Resource Issues
Septic and Well Ordinance Administration
Grant Applications

Jesse Russell

Special Use Permit, Subdivision, Site Plan, Building &
Zoning Permit Applications
Ordinance revisions
(simplification, clarification, conformance to state code)
Code Enforcement Training and Supervising:

Nancy Olin

Code Enforcement, including:
Subdivision, Site Plans, Erosion and Sediment Control,
Removal of Junk Cars

Debbie Bean

Public Contact Point
Maintain Files
Keep Meeting Minutes
Annual Report

Board/Commission Support

Board of Supervisors
Planning Commission
B'ville Area Development Auth.
Historic Preservation Commission
Town of Boyce
~ Town Council
~ Planning Commission

Planning Commission
Conservation Easement Authority
Litter Committee
Sanitary Authority
Board of Septic & Well Appeals

Planning Commission
Board of Zoning Appeals

Planning Commission
B'ville Area Development Authority
Board of Zoning Appeals
Board of Septic & Well Appeals

2. TEXT AMENDMENTS

TA-04-11B Approved 3/1/05

The Boyce Town Zoning and Subdivision Ordinance be amended as follows:

- A. the Town Subdivision Ordinance, Section 2-B, Definitions, so as to delete portion of the definition of Private Access Easement; and
 - B. the Town Zoning Ordinance:
 1. Section 3-A-1-b Lot and Setback Standards in the Residential (R) Zoning District, so as to reduce the rear yard setback requirements,
 2. Section 3-A-2-a, Permitted Uses in the Business (B) Zoning District, so as to replace the use: “Hotels and Motels” with the use: “Inns”, and
- Section 9-B, Definition, so as to replace the terms: “Hotel” and “Motel” with the term: “Inn” and limit number of rooms.

TA-05-01 Approved 11/15/05

The Clarke County Zoning Ordinance be amended to limit the number of livestock on parcels of less than two acres and to establish a definition of “Livestock Animal Units.” Where parcels contain livestock in excess of the limits established in this ordinance as on 15 November 2005, they may continue to contain the same or fewer number of animal units, however, the limits established in this ordinance shall be applied when such parcels change owners.

TA-05-02 Approved 7/19/05

The Clarke County Zoning and Subdivision Ordinance be amended as follows:

1. the amendment of the County Zoning Ordinance, section 3-A-3, Rural Residential Zoning District (RR) to:
 - a. establish the following limits on residential development within a County Sewer Service Area:
 1. reduce the minimum lot area in from 1 acre to 30,000 sq ft and reduce maximum lot area from 4 acres to 1 acre; and
 2. establish a maximum heated floor area for structures of 2,000 sq ft or 10% of the lot area, whichever is greater; and
 - b. establish Critical Environmental Areas (CEAs) [defined as 100 year flood plains, slopes in excess of 25%, and the area within 100 feet of perennial streams, perennial springs, and the discernable edge of sinkholes] and not allow structures requiring building permits in CEAs and not allow the inclusion of CEAs in the calculations of maximum or minimum lot area or any other density calculations, or be used to meet open space requirements.
2. the amendment of the County Subdivision Ordinance, section 8-B, Design Requirements for Lots and Building Areas so as to ensure that new lots are not arranged so that houses are not located directly behind other houses.

TA-05-03 Approved 10/18/05

The Clarke County Zoning Ordinance be amended as follows:

1. Section 4-C-3, Limitation on Parking or Storage of Inoperable Vehicles, so as to bring the regulations on inoperable vehicles in to conformance with the Code of Virginia thereby requiring such vehicles to be within a building, but allowing not more than one such vehicle outside a building so long as it is screened from view from adjoining properties, and

2. Section 10-C-2, Penalties, so as to make violations of the Zoning Ordinance a criminal matter instead of a civil matter.

TA-05-04B Approved 11/1/05

The Boyce Town Zoning Ordinance, Section 3 and Section 9 be amended as follows:

Section 3, Residential Zoning District Regulations, so as to allow ‘Accessory Structures to single-family dwellings for human habitation’ only as a Special Use and, as an Additional Regulation, state that ‘Accessory Structures shall not be located in the front yard of a single-family dwelling.’, and

Section 9, Definitions, so as to state in the definition of ‘Family’ that a person related by blood is a natural or legally defined offspring, spouse, sibling, grandchild, grandparent, parent, aunt, uncle, niece, or nephew of the property owner, and in addition that in no instance shall there be more than 1 family member for each 200 square feet of heated area in a dwelling, with a maximum of 12 family members.

TA-05-05 Pending

- a. The Clarke County Board of Supervisors directs the Planning Commission to consider and make a recommendation on an amendment to the Comprehensive Plan to add as Policy 7 under Objective 6: “Provide for community and public service and facilities such as schools, community centers, visitor center, conference/retreat centers, etc. in the Berryville Growth Area and in area in close proximity to the Berryville Growth Area, south of Virginia Route 7 Bypass and west of US Route 340.”;
- b. The Clarke County Board of Supervisors refers to the Planning Commission for recommendation the following amendments to the County Zoning Ordinance:
 - 1) establishment of a new zoning district: “Community Services District” with the intent to provide for educational, recreational, and public uses owned and/or operated by public, quasi-public, and non-profit entities, to be located in the County and outside of the Berryville Area Plan area,
 - 2) establishment of a definition of the term “Conference/retreat center”;
- c. The Clarke County Board of Supervisors requests the Planning Commission make a recommendation on an amendment of Subdivision Ordinance Section 2-B-50-(b) so as to add “public uses on a parcel owned by a local government entity” as a use that may establish a parcel. TA-05-05

TA-05-06 Pending

- A. The Clarke County Board of Supervisors will consider the request of Jerry and Helen Kirk (Joan Fine, agent) to amend the text of the County Zoning Ordinance so as to amend either:
 1. Section 3-A-13-e, Maximum Height of All Structures in the Highway Commercial Zoning District so as to state: “40 feet, except as otherwise provided, ***and except that flag poles shall not exceed 80 feet with the limitation that only one such flag pole shall be permitted per parcel***”, or
 2. Section 4-H-3-b, Height Limitation Exceptions, so as to state: “Towers, gables, penthouses, scenery lofts, residential chimneys, cupolas, spires, similar structures, smokestacks, and necessary mechanical appurtenances, may be erected on a building to a height greater than the limit established for the district in which the building is located; provided, that no such exception shall cover at any level more than fifteen percent of the area of the roof on which it is to be erected; and provided, further, that no such exception shall exceed maximum height established in the district by more than forty percent ***and, except as otherwise provided, flag poles in the Highway Commercial District shall not***

exceed 80 feet with the limitation that only one such flag pole shall be permitted per parcel.”

- B. The Clarke County Planning Commission will consider the amendment of the County Zoning Ordinance so as to amend Section 4-H-3-b, Height Limitation Exceptions, so as to state: “Towers, gables, penthouses, scenery lofts, residential chimneys, cupolas, **flag poles**, spires, similar structures, smokestacks, and necessary mechanical appurtenances, may be erected ~~on a building~~ to a height greater than the limit established for the district in which the building is located; provided, that no such exception (**excluding flag poles**) shall cover at any level more than fifteen percent of the area of the roof on which it is to be erected; and provided, further, that no such exception shall exceed maximum height established in the district by more than forty percent.” TA-05-06

3. COUNTY CODE AMENDMENTS REGARDING LAND USE ACTIVITIES

CC-05-01 Approved 3/15/05

The Clarke County Code, Section 143 Septic and Section Well Ordinance be amended so as to clarify and update sections of the septic ordinance and alter yield requirements for wells.

CC-05-02 Approved 7/19/05

The Clarke County Code, Section 143 Septic Systems, Article II. Siting and Installation, be amended so as to add Section 143-9-H, Subsurface Investigations.

CC-05-03 Approved 8/16/05

The Clarke County Code, Section 143 Septic Ordinance, Section 143-11 Appeals and variances, be amended so as to provide an alternate to the public member of the Board, and to require an affidavit for soil work within 400 feet of a house.

CC-05-03a Approved 8/16/05

The Clarke County Code, Section 143 Septic Ordinance, Section 143-11-C-(2) Variance procedure be amended so as to require an affidavit for soil work within 400 feet of a house.

4. REZONINGS

There were no rezonings to be considered in 2005.

5. SPECIAL USE PERMITS

There were no special use permits to be considered in 2005.

6. SITE PLAN

SP-05-01 Administratively Approved 2/16/05

Rural Family Development and Winchester Migrant Head Start Center (Katy Pitcock), requests administrative approval of a Site Plan for a partial interior renovation of Vid Verdadera Pentecostal Church for a daycare center serving a maximum of 24 children ages 6 weeks to 5 years old on the property identified as Tax Map Parcel 6-((1))-9, located at 72 Keystone Lane, Longmarsh Magisterial District, zoned Agricultural-Open Space-Conservation District (AOC.

SP-05-02 Administratively Approved 2/16/05

Nextel Communications requests administrative approval of a Site Plan for co-locating an antennae and cabinet installation at the telecommunications tower located behind the Clarke County High School on the property identified as Tax Map Parcel 13-((A))-61, located at 388 Westwood Road, Longmarsh Magisterial District, zoned Agricultural-Open Space-Conservation District (AOC).

SP-05-03 Administratively Approved 4/11/05

New Cingular Wireless, LLC requests administrative approval of a Site Plan Amendment for co-locating an antennae and cabinet installation at the telecommunications tower on the property identified as Tax Map Parcel 26-((A))-146, located at 20962 Blue Ridge Mountain Road, Chapel Magisterial District, zoned Forestal-Open Space-Conservation District (FOC).

SP-05-04 Administratively Approved 7/11/05

Powhatan School requests administrative approval of a Site Plan Amendment for changing the entrance to the school at 49 Powhatan Lane, Tax Map Parcel 29-((A))-16, Greenway Magisterial District, zoned Agricultural-Open Space-Conservation (AOC). SP-05-04

SP-05-05 Administratively Approved 7/11/05

Enders & Shirley Funeral Home (Steve Shirley, agent) requests approval of a Site Plan amendment to construct an 1800 sq ft garage adjacent to the funeral home located on the property identified as at Tax Map Parcel 7-((13))-1, 1050 West Main Street, zoned Institutional (I), Longmarsh Magisterial District.

SP-05-06 Approved 2/27/05

The 101 Limited Partnership (Jim Sigourney, agent) requests approval of an amendment of the site plan for TerraTech LLC to increase the phase 2 building square footage from 7,200 sq ft to 8,630 sq ft for additional office space and increase the number of parking spaces provided from 7 to 13, located at 604 Jack Enders Blvd., Tax Map Parcel 14-7-16, Buckmarsh Magisterial District, zoned Business Park (BP).

SP-05-07 Administratively Approved 7/7/05

Nextel Communications (Colman E. Burke, Agent) requests administrative approval of a Site Plan Amendment for co-locating an antennae at the telecommunications tower located in the 4100 block of Harry Byrd Highway, identified as Tax Map Parcel 16-((A))-33, Battletown Magisterial District, zoned Agricultural Open-Space Conservation (AOC).

SP-05-08 Administratively Approved 7/8/05

Cochran Lumber and Millworks, Inc. (Ben Montgomery, agent) requests approval of an amendment of the site plan Cochran Lumber to roof a 9,600 sq ft area between two existing buildings located at 523 Jack Enders Blvd., Tax Map Parcel 14-7-5, Buckmarsh Magisterial District, zoned Business Park (BP).

SP-05-09 Approved 7/24/05

Caldwell & Santmyer, Inc. (Ken Livingston, Main Street Architecture, agent) requests approval of a site plan amendment to add four parking spaces as a result of changing two warehouse bays to office uses in the warehouse/office/flex building located at 409 Jack Enders Blvd., Tax Map Parcel 14-7-1, Buckmarsh Magisterial District, zoned Business Park (BP).

SP-05-10B Approved 11/2/05

Clarke County Sanitary Authority (Marty Kazmierczak, agent), requests the approval of a Site Plan for a new water tower on the property identified as Tax Map Parcel 21A1-((A))-13, located at 4 South Greenway Avenue, zoned Business (B), Town of Boyce, Greenway Magisterial District.

SP-05-11 Pending

Verizon Wireless (Jacqueline Karp, Agent) requests administrative approval of a Site Plan Amendment for co-locating a flush mount antenna at the telecommunications tower located at 131 Retreat Road, identified as Tax Map Parcel 25-((A))-8A, Battletown Magisterial District, zoned Forestal Open-Space Conservation (FOC).

7. SUBDIVISIONS

The following statistics describe the subdivisions approved by the Planning Commission in 2005 for the unincorporated areas of the County, with the previous years for which records were compiled. Figures in Town Residential column include land in the Berryville Town Limits and Annexation Area, as well as the Town of Boyce through 2000.

By Zoning Districts

<u>County</u>							<u>Towns</u>					
							<u>Berryville</u>			<u>Boyce</u>		
		<i>AOC</i>	<i>FOC</i>	<i>RR</i>	<i>CH&IL</i>	<i>Total</i>	<i>Res</i>	<i>Com</i>	<i>Total</i>	<i>Res</i>	<i>Com</i>	<i>Total</i>
1989	#Lots	49	4	4	0	57	250	2	252			
	Acres	1040	181	6	0	1227	169	38	207			
1990	#Lots	25	2	1	0	28	2	2	4			
	Acres	881	166	2	0	1049	1	1	2			
1991	#Lots	49	8	0	0	57	69	0	69			
	Acres	1191	428	0	0	1619	22	0	22			
1992	#Lots	14	5	0	0	19	1	0	1			
	Acres	140	271	0	0	411	1	0	1			
1993	#Lots	22	8	0	0	30	7	2	9			
	Acres	683	188	0	0	871	9	2	11			
1994	#Lots	5	5	20	1	31	10	0	10			
	Acres	228	153	40	2	423	6	0	6			
1995	#Lots	11	0	0	1	12	5	0	5			
	Acres	440	0	0	3	443	2	0	2			
1996	#Lots	14	22	0	0	36	8	2	10			
	Acres	277	499	0	0	776	27	3	30			
1997	#Lots	28	1	0	0	29	9	2	11			
	Acres	1138	5	0	0	1143	36	78	114			
1998	#Lots	23	8	0	0	31	292	1	293			
	Acres	1249	222	0	0	1471	107	2	109			
1999	#Lots	28	6	0	0	34	4	0	4			
	Acres	1388	362	0	0	1750	10	0	10			
2000	#Lots	22	1	0	2	25	0	5	5			
	Acres	2098	26	0	1	2125	0	72	72			
10 YR. TOTAL	Lots	216	64	20	4	304	405	12	417			
	Acres	8832	2154	40	6	11032	220	157	377			
2001	#Lots	55	8	9	0	72	3	0	3	6	0	6
	Acres	443	71	21	0	535	0	0	0	1	0	1
2002	#Lots	28	12	0	0	40	98	2	100	3	0	3
	Acres	139	142	0	0	281	80	1	81	1	0	1
2003	#Lots	19	13	1	1	34	#65	5	70	46	0	46
	Acres	149	247	4	12	412	35	19	54	21	0	21
2004	#Lots	22	6	1	1	30	0	0	0	5	0	5
	Acres	287	30	2	6	325	0	0	0	2	0	2
2005	#Lots	10	19	2	0	31	205	0	205	71	0	71
	Acres	122	246	2	0	370	132	0	132	15	0	15
5 YR. TOTAL	Lots	134	58	13	2	207	371	7	378	131	0	131
	Acres	1140	736	29	18	1923	247	20	267	40	0	40

The residual tract is not included in the number of lots shown.
approved 199

#65 lots reapproved, Apple Glen Subd. previously

By Magisterial District*

		Greenway	Longmarsh	Battletown	Chapel	Total
2005	#Lots Acres	6 98	9 42	7 174	9 56	31 370
2004	#Lots Acres	7 44	12 151	8 78	3 52	30 325
2003	#Lots Acres	8 33	5 31	10 72	11 276	34 412
2002	#Lots Acres	7 19	9 26	16 162	8 74	40 281
2001	#Lots Acres	7 210	34 114	22 61	9 150	72 535
2000	#Lots Acres	11 429	19 775	5 598	5 323	40 2125
1999	#Lots Acres	5 283	24 483	21 499	8 485	58 1750
1998	#Lots Acres	8 254	12 280	21 742	14 195	55 1471
1997	#Lots Acres	6 130	10 601	10 200	6 212	32 1143
1996	#Lots Acres	3 61	12 160	21 361	9 194	45 776
1995	#Lots Acres	6 270	10 150	3 23	0 0	19 443
1994	#Lots Acres	27 147	9 100	6 71	10 105	52 423
1993	#Lots Acres	4 117	22 470	11 136	9 148	46 871
1992	#Lots Acres	2 10	15 125	1 5	9 271	27 411
1991	#Lots Acres	9 334	31 416	9 252	17 616	66 1618
1990	#Lots Acres	7 128	25 583	8 102	7 237	47 1050
1989	#Lots Acres	11 146	41 732	11 123	15 226	78 1227
TOTALS	#Lots Acres	134 2713	299 5239	190 3659	149 3620	772 15231

*Excluding area within Incorporated areas and Berryville Annexation Area and Town of Boyce

8. MAXIMUM LOT SIZE EXCEPTIONS

2005

ACRES	3 - 3.9	4 - 9.9	10 - 39.9	40 - 99.	100 +	TOTALS
<u>County Wide</u>	0	0	1	1	1	3
Pre1980 house	0	0	1	0	0	0
Drainfield	0	0	0	0	0	0
Non-Res. Use	0	0	0	0	0	0
LESA						
<u>Battletown</u>	0	0	0	0	1	1
Pre1980 house	0	0	0	0	1	1
Drainfield	0	0	0	0	0	0
Non-Res. Use	0	0	0	0	0	0
LESA						
<u>Chapel</u>	0	0	1	0	0	1
Pre1980 house	0	0	1	0	0	1
Drainfield	0	0	0	0	0	0
Non-Res. Use	0	0	0	0	0	0
LESA	0	0	0	0	0	0
Odd Shape						
<u>Greenway</u>	0	0	0	1	0	0
Pre1980 house	0	0	0	1	0	0
Drainfield	0	0	0	0	0	0
Non-Res. Use	0	0	0	0	0	0
LESA						
<u>Longmarsh</u>	0	0	0	0	0	0
Pre1980 house	0	0	0	0	0	0
Drainfield	0	0	0	0	0	0
Non-Res. Use	0	0	0	0	0	0
LESA	0	0	0	0	0	0

*Lot sizes for the Agricultural-Open Space-Conservation District increased to three acres in size March, 2001.

9. BOUNDARY LINE ADJUSTMENTS

There were 21 Boundary Line Adjustment (BLA) applications approved.

BY ZONING DISTRICT

AOC	FOC	RR	OTHER
14	6	1	0

BY MAGISTERIAL DISTRICT

LONGMARSH	BATTLETOWN	CHAPEL	GREENWAY
6	7	3	5

BY AMOUNT OF ACREAGE EXCHANGED

LESS THAN 1 ACRE	1 - 4 ACRES	4 + ACRES	MERGED
10	3	7	1

10. DWELLING UNIT RIGHTS

a. Dwelling Unit Rights Allocated by Zoning District

DISTRICT	DUR'S ALLOCATED	DUR'S REMAINING	% REMAINING
AOC	4433	2982	67.3
FOC	2213	1250	56.5
TOTAL	6646	4232	63.7

b. Dwelling Unit Rights by Magisterial District

DISTRICT	DUR'S ALLOCATED	DUR'S REMAINING	% REMAINING
GREENWAY	1606	1169	72.8
CHAPEL	2138	1434	67.1
BATTLETOWN	1473	854	58.0
LONGMARSH	1429	775	54.2
TOTALS	6646	4232	63.7

11. BOARD OF SEPTIC APPEALS

The Board of Septic and Well Appeals considered the following applications:

BSA-05-01 Approved 2/3/05

Rock Builders, Inc. requests a variance from the Clarke County Septic Ordinance for Tax Map Parcel #38-((A))-37 located in the 9500 block of Howellsville Road, Greenway Magisterial District, zoned Forestal-Open Space-Conservation (FOC).

BSA-05-02 Approved 4/7/05

Paul D. Buscher (Lisette Turner, agent) requests a variance from the Clarke County Septic Ordinance for Tax Map Parcel #23A-((2))-24 located at 2409 Lockes Mill Road, Chapel Magisterial District, zoned Agricultural Open Space-Conservation (AOC).

BSA-05-03 Approved 5/12/05

James and Dorothy Royston request a variance from the Clarke County Septic Ordinance for Tax Map Parcel #21-((A))-84 located at 289 Page Brook Lane, Chapel Magisterial District, zoned Agricultural Open Space-Conservation (AOC). BSA-05-03

BSA-05-04 Approved 5/12/05

Dorothy M. Ebert requests a variance from the Clarke County Septic Ordinance for Tax Map Parcel #6A-((1))-28 located at 743 Moose Road, Longmarsh Magisterial District, zoned Agricultural Open Space-Conservation (AOC).

BSA-05-05 Approved 5/26/05

Joseph Hickey requests a variance from the Clarke County Septic Ordinance for Tax Map Parcel #37-((A))-20 located at 3628 Swift Shoals Road, Greenway Magisterial District, zoned Agricultural Open Space-Conservation (AOC).

BSA-05-06 Approved 6/23/05

Christy Kawabata requests a variance from the Clarke County Board of Septic and Well Appeals for Tax Map Parcel #28-((A))-29 located at 891 Berry's Ferry Road, Greenway Magisterial District, zoned Rural Residential (RR).

BSA-05-07 Approved 6/23/05

John U. Miller requests a variance from the Clarke County Septic Ordinance for Tax Map Parcels #24-((A))-24 located at 3322 Lockes Mill Road, Chapel Magisterial District, zoned Agricultural-Open Space-Conservation (AOC).

BSA-05-08 Approved 6/23/05

Robert & Jennifer Irwin, Allen Kitsellman, agent, request a variance from the Clarke County Septic Ordinance for Tax Map Parcels # 38-((A))-22 located at 2054 Swift Shoals Road, Greenway Magisterial District, Zoned Agricultural-Open Space-Conservation (AOC).

BSA-05-09 Approved 8/11/05

Solstice LLC, Scot Lessler, agent, request a variance from the Clarke County Septic Ordinance for Tax Map Parcel # 17A1-((A))-1A located at 1492 Parker Lane, Battletown Magisterial District, Zoned Rural Residential (RR).

BSA-05-10 Approved 8/11/05

Robert and Allison Massey, request a variance from the Clarke County Well Ordinance for Tax Map Parcel #30-((1))-20 located at 128 Burch Lane, Greenway Magisterial District, zoned Agricultural- Open Space-Conservation District (AOC).

BSA-05-11 Approved 9/15/05

Jay and Peggy Duvall, request a variance from the Clarke County Septic Ordinance for the parcel identified as Clarke County Tax Map 28-((A))-56D located in the 200 block of Greenfields Lane, Greenway Magisterial District, zoned Agricultural-Open Space Conservation (AOC).

BSA-05-12 Approved 9/16/05

Carl Hales requests a variance from the Clarke County Well Ordinance for the parcel identified as Clarke County Tax Map 32-((12))-6 located at 241 Providence Lane, Chapel Magisterial District, zoned Forestal-Open Space-Conservation (FOC).

BSA-05-13 Indefinite Postponement

Georgetown University, Bob Holmes (agent), requests a variance from the Clarke County Septic Ordinance for the parcel identified by Clarke County Tax Map 26-((A))-112 located at 18715 Blue Ridge Mountain Rd., Battletown Magisterial District, Zoned Forestal-Open Space-Conservation (FOC)

BSA-05-14 Not acted on as recommended by legal counsel – 10/13/05

Bernard and Margaret Thompson request a variance from the Clarke County Septic Ordinance for the parcel identified by Clarke County Tax Map 17-((A))-15 located at 100 Cherry Lane, Battletown Magisterial District, zoned Forestal-Open Space- Conservation (FOC) BSA-05-14

12. BOARD OF ZONING APPEALS

The Board of Zoning Appeals considered the following applications:

BZA-05-01 Approved 1/27/05

Andy and Bess Stuart request a variance so as to have a setback from a sinkhole of 40 feet instead of 100 feet as required by ordinance on the property identified as Tax Map Parcel 37-((A))-4B, located in the 2500 block of Red Gate Road, Greenway Magisterial District, zoned Agricultural-Open Space-Conservation District (AOC).

BZA-05-02 Appeal upheld 3/24/05

Ken and Susan Bell appeal the administrative approval of a boundary line adjustment and transfer of dwelling unit rights of Tax Map parcels 42-((A))-3 and 38-((A))-43A, located approximately one mile south of the end of Wildcat Hollow Road, Greenway Magisterial District, zoned Forestal-Open Space-Conservation District (FOC). BZA-05-02 JR

BZA-05-03 Appeal upheld 3/24/05

Michael D. and Mary C. Ware appeal the administrative approval of a boundary line adjustment and transfer of dwelling unit rights of Tax Map parcels 43-((A))-1 and 39-((A))-27, located approximately at the end of Wildcat Hollow Road, Greenway Magisterial District, zoned Forestal-Open Space-Conservation District (FOC).

BZA-05-04 Appeal upheld 3/24/05

Michael D. and Mary C. Ware appeal the administrative approval of a boundary line adjustment and transfer of dwelling unit rights of Tax Map parcels 42-((A))-3 and 38-((A))-43A, located approximately one mile south of the end of Wildcat Hollow Road, Greenway Magisterial District, zoned Forestal-Open Space-Conservation District (FOC).

BZA-05-05 Pending

Jerry and Helen Kirk (Joan Fine, agent) appeal the Zoning Administrator's determination of structure as defined in the Clarke County Zoning Ordinance, Section 9-B-157 on property identified as Tax Map Parcel 29-((A))-3, located at 8112 John Mosby Highway, Greenway Magisterial District, zoned Highway Commercial (CH).

BZA-05-06 Approved 9/1/05

James S. Thompson requests a 17 foot side property line variance for a garage on property identified as Tax Map parcel 32-((A))-54, located at 143 Bolden Lane, Chapel Magisterial District, zoned Forestal-Open Space-Conservation (AOC). BZA-05-06

BZA-05-07 Approved 10/20/05

Roger and Cathryn Semerad request a 12 foot side yard setback variance for the property identified as Tax Map parcel 18-((A))-8, located at 17677 Raven Rocks Road, Battletown Magisterial District, zoned Forestal-Open Space-Conservation (FOC). BZA-05-07

BZA-05-08 Approved 11/17/05

Stephen and Emily Geyer request a 5 foot rear property line setback variance for the property identified as Tax Map parcel 7-((12))-4, located at 445 Cather Road, Longmarsh Magisterial District, zoned Agricultural-Open Space-Conservation (AOC). BZA-05-08

**BZA-05-09 Denied sign area request,
approved internal illumination request with conditions 12/8/05**

Clarke County VFW Facility (Dale Sours, Agent) requests a sign ordinance variance to increase the signage area to 35 square feet with internal illumination on the property identified as Tax Map parcel 14-((A))-11B, located at 425 South Buckmarsh Street, Longmarsh Magisterial District, zoned Agricultural-Open Space-Conservation (AOC).

13. CERTIFICATE OF APPROPRIATENESS

The Historic Preservation Commission considered the following application:

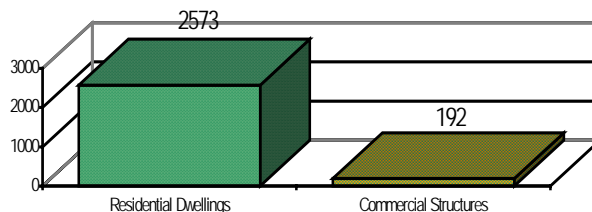
CA-05-01 Approved 9/22/05

Locke and Co., LLC, requests approval of a Certificate of Appropriateness for construction of a porch at the old store house (buttery) on the property identified as Tax Map Parcel 30A-((A))-56 located at 2053 Millwood Road, Chapel Magisterial District, zoned Neighborhood Commercial and Historic Overlay.

14. BUILDING PERMITS - The following is a list of building permits issued in 2005.

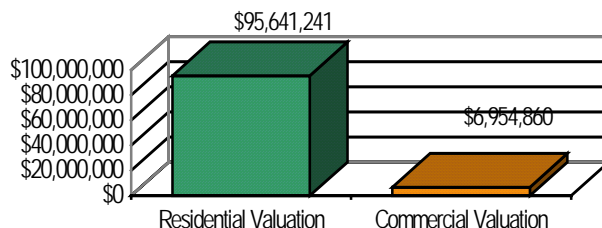
2005 - BUILDING PERMITS – NUMBER ISSUED

	Residential Dwellings	Commercial Structures
Jan. - Dec.	221	3
Total Permits Issues	2352	189
Combined Total	2573	192



2005 - BUILDING PERMITS – VALUATION

	Residential Valuation	Commercial Valuation
Jan. - Dec.	44,981,338	2,324,495
Total Permits Issues	59,659,903	4,630,365
Combined Total	95,641,241	6,954,860



BUILDING PERMITS

Residential, Commercial and Miscellaneous Structures

	Residential/ Commercial Structures	Value	Miscellaneous Structures/Additions	Value
2005	224	\$47,305,833	2541	\$55,290,268
2004	132	\$23,423,005	2031*	\$30,588,005
2003	133	\$24,642,470	1840	\$34,050,768
2002	135	\$30,716,883	1955	\$38,470,828
2001	145	\$24,534,731	1732	\$31,735,432
2000	103	\$16,161,845	1862	\$22,859,860
1999	128	\$23,424,146	1893	\$30,885,328
1998	72	\$15,851,605	1701	\$20,731,279
1997	80	\$11,382,957	2915	\$28,858,472
1996	60	\$ 9,706,819	944	\$ 4,182,959
1995	80	\$ 7,548,866	622	\$ 3,708,510
1994	64	\$ 8,437,358	574	\$ 6,386,547
1993	52	\$ 6,283,964	442	\$ 4,001,083
1992	58	\$ 6,613,604	413	\$10,821,966
1991	38	\$ 3,999,057	494	\$ 4,391,302
1990	55	\$ 5,769,796	485	\$ 6,742,115
1989	82	\$ 7,834,295	354	\$ 7,559,288

*Out of 2541 miscellaneous permits issued, 279 were for accessory structures and additions

**ANNUAL NUMBER OF DWELLINGS CONSTRUCTED IN THE
TOWNS OF BERRYVILLE AND BOYCE AND CLARKE COUNTY**

YEAR	BERRYVILLE	BOYCE	CLARKE CO.*	TOTAL
1981	3		43	46
1982	0		34	34
1983	0		57	57
1984	1		48	49
1985	1		58	59
1986	1		119	120
1987	0		106	106
1988	2		124	126
1989	3		79	82
1990	3		52	55
10 YEAR TOTAL	14		720	734
1991	2		36	38
1992	55~		48	103
1993	7		45	52
1994	16		47	63†
1995	7		73	80
1996	13		44	57
1997	16		58	74
1998	72#		63	135
1999	33		90	123
2000	36		65	101
10 YEAR TOTAL	257		569*	826
2001	47	1	91	139
2002	47	2	80	129
2003	55	1	72	128
2004	37	4	89	130
2005	141	15	65	221
5 YEAR TOTAL	327	23	397	747

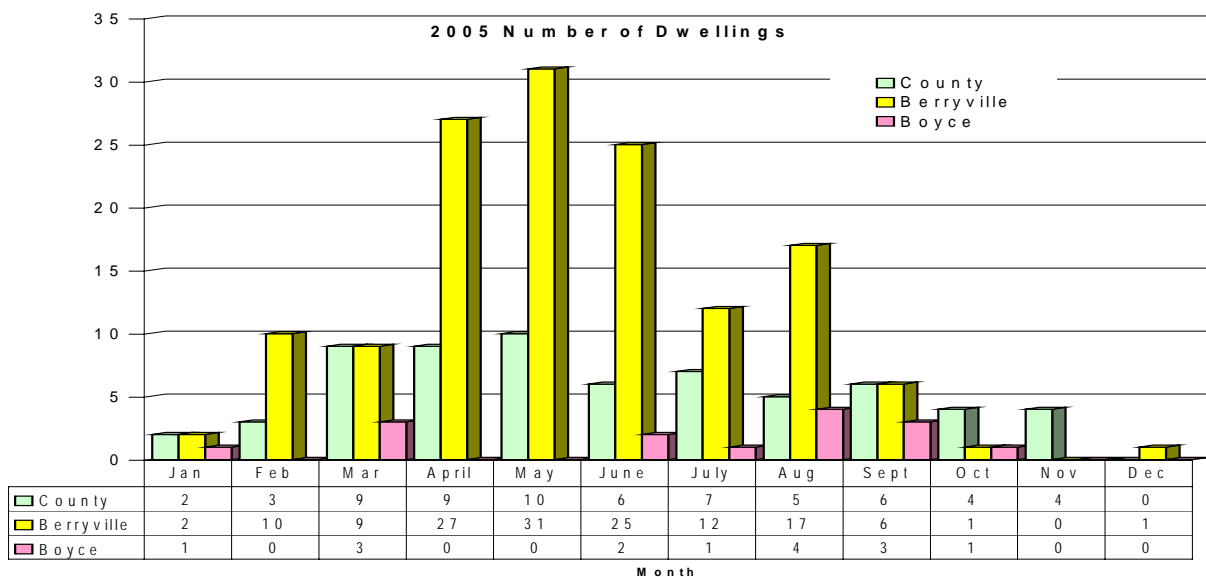
* Includes Boyce through 2000

~ 3 houses, 6 duplexes, and 40 apt. units: 3+12+40=55

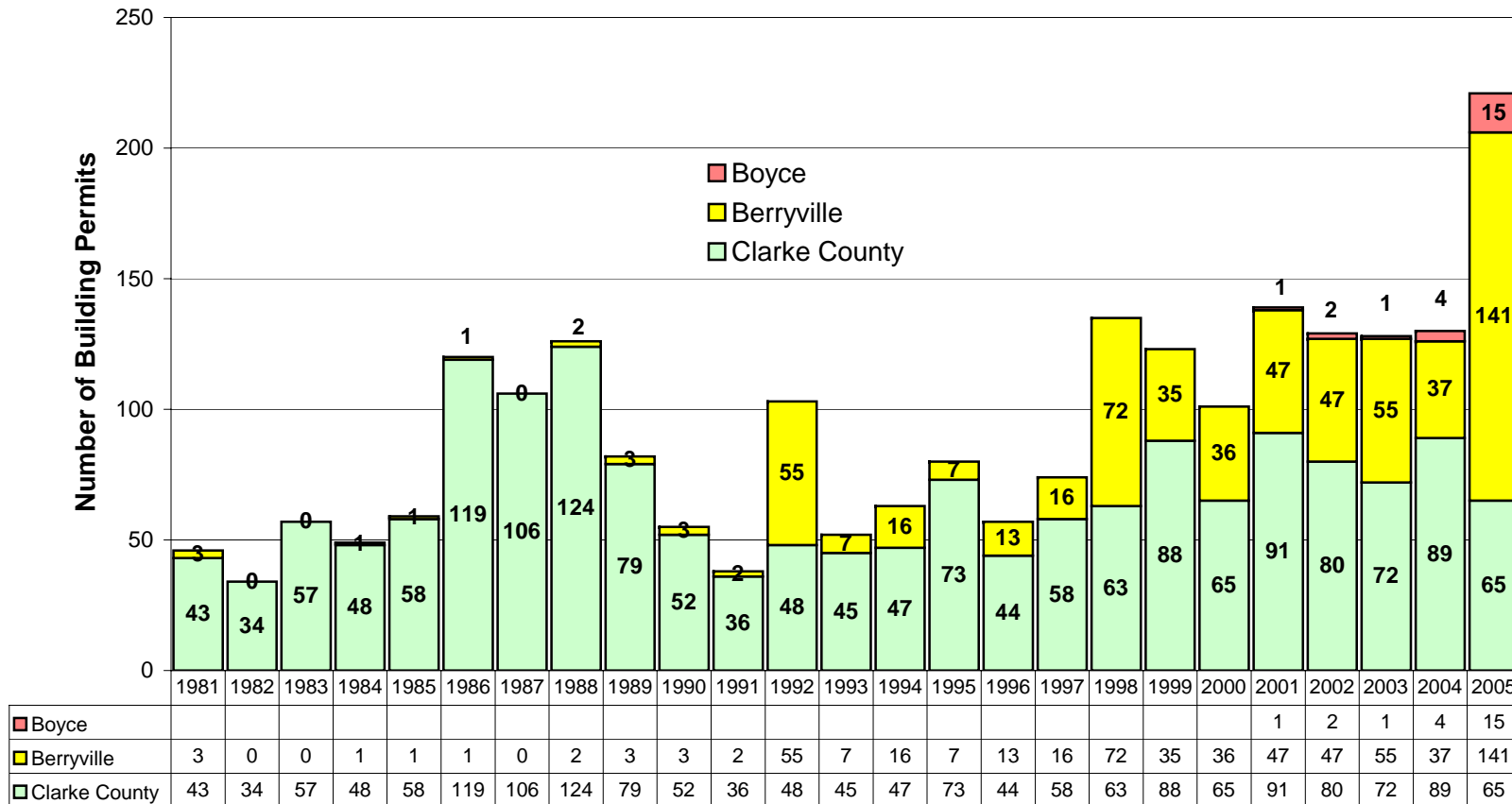
12 houses and 60 apt. units: 12+60= 72

† Does not include 1 dwelling replaced due to fire

Data: Building Department Comparison



Annual Number of Building Permits Berryville, Boyce and Clarke County



*Clarke County number includes Town of Boyce thru 2000

15. FEES*** APPLICATION FEES**

Fiscal Year	Totals
1988/1989	\$44,965
1988/1990	\$63,947
1990/1991	\$66,984
1991/1992	\$39,137
1992/1993	\$31,570
1993/1994	\$35,990
1994/1995	\$29,422
1995/1996	\$50,250
1996/1997	\$33,043
1997/1998	\$56,300
1998/1999	\$45,650
1999/2000	\$77,375
2000/2001	\$126,415
2001/2002	\$161,045
2002/2003	\$132,750
2003/2004	\$180,108
2004/2005	\$239,337

FISCAL YEAR 04/05

JULY	\$22,092
AUGUST	\$12,700
SEPTEMBER	\$26,625
OCTOBER	\$43,750
NOVEMBER	\$28,070
DECEMBER	\$47,900
JANUARY	\$9,250
FEBRUARY	\$3,375
MARCH	\$13,700
APRIL	\$16,375
MAY	\$13,875
JUNE	\$1,625
TOTAL	\$239,337

FISCAL YEAR 05/06

JULY	\$10,500
AUGUST	\$12,125
SEPTEMBER	\$18,250
OCTOBER	\$20,325
NOVEMBER	\$7,125
DECEMBER	\$7,800
TOTAL	\$76,125

*These totals include the Town of Boyce

***ZONING PERMITS
FOR NEW CONSTRUCTION AND ADDITIONS**

1989	\$ 4,850
1990	\$ 6,075
1991	\$ 4,800
1992	\$ 4,900
1993	\$ 4,787
1994	\$ 4,925
1995	\$ 5,400
1996	\$ 4,325
1997	\$ 4,310
1998	\$ 4,925
1999	\$ 7,250
2000	\$ 9,420
2001	\$14,790
2002	\$17,425
2003	\$48,575
2004	\$34,965
2005	\$37,850

*These figures are on a calendar year, which includes the Town of Boyce

PROFFER CONTRIBUTIONS

		<u># OF LOTS</u>
1993 - \$ 6,590	-Battlefield Estates Lots 67A & 68A - Ketocin Land Co.	2
1994 - \$ 6,640	-Battlefield Estates Lots 61A & 66A - Ketocin Land Co.	2
1995 - \$10,290	-Battlefield Estates-Ketocin Land Co. and Rock Homes	3
1996 - \$ 6,860	-Battlefield Estates-Lots 41A & 54A - Ketocin Land	2
1997 - \$ 0		0
1998 - \$ 3,700	-Battlefield Estates - Lot 26A - Ketocin Land	1
1999 - \$ 7,460	-Battlefield Estates – Lot 186A & 194A	2
2000 - \$ 7,720	-Battlefield Estates – Lots 102A & 196A	2
2001 - \$ 0		0
2002 - \$16,308	-Battlefield Estates – Lots 90A, 101A, 76A, and 87A	4
2003 - \$ 0		0
2004 - \$ 8,387	-Battlefield Estates - Lots 107A, 112A - Ketocin Land Co.	2
2005- \$ 3,000	-Darbybrook - Lot 32 - Brookfield Homes	1
Total \$76,955		21*

*out of 40 allowed

16. PLANNING COMMISSION MEETING ATTENDANCE

The following is the attendance record of the Planning Commission members for 2005. The record accounts for 11 regular, 11 briefing and 8 special meetings. The number of committee meetings is shown following the attendance record. The attendance record is as follows:

Meetings Held

Commissioners	-Regular	-Briefing	-Special	-Total
Arnold	11	11	8	30
Batterton	10	8	6	24
Caldwell	10	10	8	28
Carlisle ¹	5	4	3	12
Daniel	10	7	7	24
Dunning	9	9	4	22
McKay	10	10	8	28
McKelvy	11	11	8	30
Nelson ²	8	7	3	18
Ohrstrom	11	9	6	26
Smart	11	8	7	26
Wade	11	11	8	30

1 Retired - 4/30/05

2 Appointed – 4/30/05

17. BIOSOILDS APPLICATIONS

On July 15, 1997 the Board of Supervisors approved the adoption of a text amendment establishing standards for the land application of bio-solids.

Beginning in 1998, two companies, Bio Gro and Recyc Systems applied biosolids in the County. Currently Synagro (formally Bio-Gro) and Wright Trucking spread on area farms. A total of 9,212 acres are permitted for application. The following table summarizes the acreages applied each year. State law allows reapplications if it has been 3 years since the initial application.

Biosolids Applications			
Year	Acres	# Farms	Reapplication Acres
1998	180	2	
1999	625	3	
2000	0	0	
2001	1830	11	
2002	1145	11	
2003	350	3	158
2004	150	4	118
2005	263	3	88
7 Year Total	4543	37	276

In 2004, State law repealed Counties ability to regulate biosolid application beyond testing and monitoring. The change permits Counties to request reimbursement for expenses relating to monitoring and testing but eliminates increased setback standards that Clarke County had adopted to protect ground and surface water resources in sensitive karst areas.

All applications have been closely monitored by County and State representatives and have been in compliance with all requirements. In accordance with State Regulations, Counties may be reimbursed for the testing and monitoring expenses, in 2005 the County was \$1,402 for reimbursement.

**Landowners with 10 or more Dwelling Unit Rights Remaining
2005**

NAME	DUR Allocated	DUR Remaining	Number of Parcels
PROFUNDUS VIRGINIA PROPERTIES INC	69	69	16
HARDESTY PROPERTIES	46	42	13
BYRD HARRY III	42	27	10
GILPIN THOMAS	36	22	14
MOORE & DORSEY INC	32	32	13
MCINTIRE P T & SONS INC	29	29	6
CASEY BETTY B TR	28	28	4
ASH WILL FARM	27	19	7
SHORTT QUENTIN R	20	19	18
COMMUNITY OF CISTERCIANS OF THE	19	18	3
PEOPLE TO PEOPLE HEALTH FDN INC	19	17	5
AUGGIE LIMITED PARTNERSHIP	18	10	3
BUCKLEY M S & SON INC	16	16	2
VAN KEUREN EDWARD BRUCE	16	15	12
OAKLAND ORCHARD	15	10	2
GILPIN KENNETH N TRUST	13	10	4
PLEASANT VIEW FARMS CORP	13	12	3
STONERIDGE INVESTMENTS	13	13	4
DIGGES J C & SONS INC	12	13	5
HENDERSON JOSEPH	12	12	3
PERRY STUART M INC	12	11	3
SALVATION ARMY	12	12	1
WILSON MILDRED	12	9	2
BYRD RICHARD E	11	9	4
DUNN LLOYD O & PHYLLIS L	11	10	10
HICKORY GREEN DAIRY FARM LLC	11	9	4
TIMBERLAKE BYRON	11	10	2
WYATT PROPERTIES LLC	11	11	11
BRADFIELD GEORGE E & JOHN G	10	10	1
CONNEY MICHAEL	10	0	1
CRAIG DAVID	10	2	1
ERICKSON KEN W & ERNESTINE A	10	2	1
HAZEL B MARSH SPECIAL TRUSTEE	10	9	1
NORMAN DEB	10	4	1
RUELING FRANK H	10	9	3
YELLOW ROSE SPRING LTD PARTNERSHIP	10	10	2
WARFIELD HOMES	9	9	10

CLARKE COUNTY CONSERVATION EASEMENT AUTHORITY

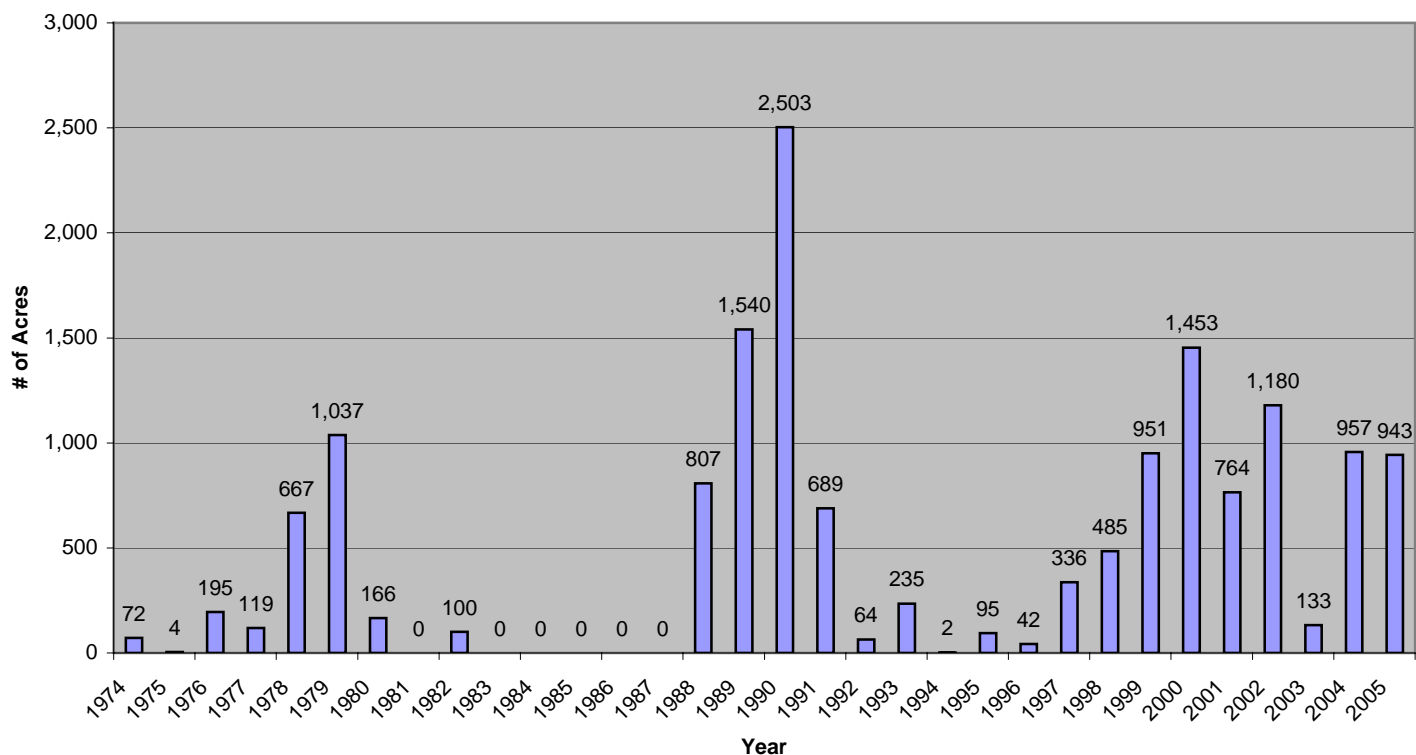
TYPE	YEAR	TAX MAP PARCELS	AMOUNT PAID*	ACRES	DUR'S TERMINATED	SELLER/DONATOR
Purchase	2003	28-A-52 & 28-A-53	\$225,000	139.7 & 4.9	3	Digges Family
Donated	2004	21A2-A-26 (portion)	-0-	3.6	N/A	Greystone Properties
Donated	2004	30-A-28 & 28A	-0-	31.1	1	Zambanini Family
Purchase	2005	21-A-19	\$75,000	39.6	2	Bauhan Family
Purchase	2005	21-A-20	\$75,000**	32	2	Bauhan Family
Donated	2005	20-((2))-3	-0-	24.98	0	Darryl & Deirdre Banks
Donated	2005	20-((2))-4	-0-	29.79	0	Williams Construction Inc.
Donated	2005	20-((2))-5	-0-	23.77	0	Richard & Dianne Senyitko
Donated	2005	20-((2))-6	-0-	40.63	0	Kevin & Leah Clowser
Donated	2005	20-((2))-8	-0-	20.01	0	Eric & Sara Lieser
Donated	2005	37-((A))-20	-0-	15	1	Joseph Hickey
Donated	2005	12-((A))-1B	-0-	40.78	0	Sylvia Wilson

* All funds from County general fund, except as noted

** \$25,000 from Shenandoah Resource Conservation Development Council and Beirne Carter Foundation

Conservation Easements – Virginia Outdoors Foundation, Department of Historic Resources

Conservation Easements



PLANNING LOGS

1. 2005 Boundary Line Adjustments
2. 2005 Board of Septic Appeals
3. 2005 Board of Zoning Appeals
4. 2005 Certificate of Appropriateness
5. 2005 Minor Subdivisions
6. 2005 Major Subdivisions
7. 2005 Maximum Lot Size Exception
8. 2005 Rezoning
9. 2005 Site Plan
10. 2005 Special Use Permit
11. 2005 Text Amendments
12. 2005 County Code
13. 2005 Planning Fees
14. 2005 Building Fiscal Report
15. 2005 Town of Berryville Reports

Boundary Line Adjustments

<i>File #</i>	<i>Applicant</i>	<i>Property Owner #1</i>	<i>Property Owner #2</i>	<i>Orig Ac #1</i>	<i>Orig Ac #2</i>	<i>Orig Ac #3</i>	<i>New Ac #1</i>	<i>New Ac #2</i>	<i>New Ac #3</i>
BLA-05-01	Hampton Enterprises	Deepinder Singh		7.47	5.31		5.3097	7.4728	
BLA-05-02	Cecil Wolfe and Sons, Inc.	Cecil Wolfe and Sons, Inc.		4.0066	108.2603		4.0066	108.2603	
BLA-05-04	Robert Koon	Same		1.70	219.53		2.0000	219.23	
BLA-05-05	MNNW Partnership	same		217.86	68.29		23.0000	250.0559	
BLA-05-06	MNNW Partnership (MERGER)	same		101.7621	103.0000		204.7621	-0-	
BLA-05-07	Profundus Properties	same		6.31	10.00	159.94	20.000	153.252	3.000
BLA-05-09	Louise Lewis & Kemp Devereux	Louise Lewis	Kemp Devereux	1.028	17.385		-0-	16.963	
BLA-05-10	Robert & Romy Walker	same		4.03	9.08		3.8995	9.2140	
BLA-05-11	Dennis Mitchell/Lawrence Hardman	same	same	Merger of lots	merger of lots		Lot 36/35171 sq ft	Lot 37/32,697 sq ft	
BLA-05-12	Greenhalght Investment & Huntover LP	c/o YHB, P O Box 2560, Winchester, VA	Greenhalgh Investments	166.00	30.0015		30.0015	166	
BLA-05-13	Freda & Rodney Gerard / Josiah & Raluca McRobertrs	same		9.500	13.4772		9.7500	13.2272	
BLA-05-14	Glen Poe	Glen Poe	Leisa Sutherlin	17.8526	15.0991		17.1106	15.8410	
BLA-05-15	Casey & Kathy Childs	same		180.8173	3.000		180.8173	3.000	
BLA-05-16	Douglas & Lois Aylestock	same		12.0979	3.000		10.9234	4.1745	
BLA-05-17	Rick & Mary Dimmel	same		129.3933	67.0834		176.3272	20.1496	
BLA-05-18	Kevin & Lynn Erisman	Same	Honey Holdings	2.8109	110.78		4.0000	109.5925	
BLA-05-19	Wendell Johnson, Sr.	same		68.4474	17.11		80.4474	5.000	
BLA-05-20	MNNW Partnership	Mark Timberlake	Same	138.6742	111.3817	0.8093	217.8652	30.0000	3.0000
BLA-05-21	Tad & Dianna Curry	same	same	40.02	17.89				
BLA-05-22	Brian Gilmore	Same		5.7042			5.7083 ac.		
BLA-05-23	Mike Morris & Kenny Wisecarver			6.000	86.37				
BLA-05-24	Rock Builders, Inc.	same							
BLA-05-25	William & Kathleen Haney	Same		8.00	7.60		7.00	8.60	

Board of Septic Appeals

File #	Applicant	Tax Map #	Acreage	Appeal/Variance	Zoning	District
BSA-05-01	Rock Builders, Inc.	38-A-37	101.7968	Variance	FOC	Greenway
BSA-05-02	Lisette Turner	23A-2-24	Lot	Variance	AOC	Chapel
BSA-05-03	James & Dorothy Royston	21-A-84	2.84	Variance	AOC	Chapel
BSA-05-04	Dorothy Ebert	6A-1-28	Lot	Variance	AOC	Longmarsh
BSA-05-05	Joe Hickey	37-A-20	15.00	Variance	AOC	Greenway
BSA-05-06	Christy Kawabata	28-A-29	Lot	Variance	RR	Greenway
BSA-05-07	John U. Miller, Jr.	24-A-24		Variance	AOC	Chapel
BSA-05-08	Robert & Jennifer Irwin	38-A-22	111.76 ac.	Variance	AOC	Greenway
BSA-05-09	Solstice LLC	17A1-A-1A	1.4765	Variance	RR	Battletown
BSA-05-10	Robert & Allison Massey	30-1-20	6.91	Variance	AOC	Greenway
BSA-05-11	Jay & Peggy Duvall	28-A-56D	59.91 ac.	Variance	AOC	Greenway
BSA-05-12	Carl Hales	32-12-6		Variance	FOC	Chapel
BSA-05-13	Georgetown University	26-A-112	44.81	Variance	FOC	Battletown
BSA-05-14	Bernard & Margaret Thompson	17-A-15	3.9844 ac.	Variance	FOC	Battletown

Board of Zoning Appeals

File #	Applicant	Tax Map #	Acreage	Appeal/Variance	Zoning	District
BZA-05-01	Andy & Bess Stuart	37-A-4B	15.0339	Variance	AOC	Greenway
BZA-05-02	Ken & Susan Bell	42-A-3 * 38-A-43A	137.500/137.258	Appeal	FOC	Greenway
BZA-05-03	Michael & Mary Ware	39-A-27A	17.4038	Appeal	FOC	Greenway
BZA-05-04	Michael & Mary Ware	39-A-27A	17.40 ac.	Appeal	FOC	Greenway
BZA-05-05	Jerry & Helen Kirk	29-A-3	8.69	Appeal	CH	Greenway
BZA-05-06	James Thompson	32-A-54	lot	Variance	FOC	Chapel
BZA-05-06	James S. Thompson	32-A-54	Lot	Variance	FOC	Chapel
BZA-05-07	Roger & Cathryn Semerad	18-A-8	6.815	Variance	FOC	Battletown
BZA-05-08	Stephen & Emily Geyer	7-12-4	2.00	variance	AOC	Longmarsh

Certificate of Appropriateness

Year	File #	Applicant	Tax Map #	Location	Acreage	Zoning	District
2005	CA-05-01	Locke & Co., LLC	30A-A-56	2053 Millwood Road		CN/HO	Chapel

Annual Report Minor Subdivisions

<i>File #</i>	<i>Applicant</i>	<i>Tax Map #</i>	<i># of Lots</i>	<i>Zoning</i>	<i>District</i>
MS-05-01	Wendell Johnson, Sr.	26-A-115	2	FOC	Battletown
MS-05-02	Cecil Wolfe & Sons, Inc.	9-A-62	2	AOC	Battletown
MS-05-03	Michael Vance & Sigrid Pollari	26-3-2	2	FOC	Battletown
MS-05-04	Craig Hagaman	3-A-21	2	AOC	Longmarsh
MS-05-05	John D. Schutte	4-A-10	1	AOC	Longmarsh
MS-05-06	MNNW Partnership	6-A-32	2	AOC	Longmarsh
MS-05-07	Rick & Mary Dimmel	20-A-38B	2	AOC	Greenway
MS-05-08	David & Kathleen Lamp	20-A-13	2	AOC	Greenway
MS-05-09	Randy & Sue Jones	14-A-10A	2	AOC	Longmarsh
MS-05-10	James & Sally Keesling, III	25-A-37	2	FOC	Chapel
MS-05-11	Dennis Singhas	39-A-34	2	FOC	Greenway
MS-05-12	Robert Koon, Jr.	6-A-60	1	AOC	Longmarsh
MS-05-13	Howard & Nettie Crim, Jr.	12-A-40	2	AOC	Chapel
MS-05-14	Douglas & Lois Aylestock	7-A-109	2	AOC	Longmarsh
MS-05-15	Bryan Conrad	28A-A-44A	2	RR	Greenway
MS-05-16	Cheryl Lynn Graff	30A-A-82	2	RR	Chapel
MS-05-17	Ray & Edith Cather (Owners)	7-A-7E	2	AOC	Longmarsh
MS-05-18	Steven & Jody Shippa	15-A-10B	2	AOC	Battletown
MS-05-19	Thomas F. Nolan	10-A-5C	2	AOC	Battletown
MS-05-20	MNNW Partnership	7-A-19	1	AOC	Longmarsh
MS-05-21	William & Jean Milleson	7-A-118	2	AOC	Longmarsh
MS-05-22	Double TT, Inc.	33-A-7	2	FOC	Chapel

Annual Report Major Subdivision

<i>File #</i>	<i>Applicant</i>	<i>Tax Map #</i>	<i># of Lots</i>	<i>Zoning</i>	<i>District</i>
S-05-01B	Meadow View	21A1-((A))-33	41	R	Chapel
S-05-02	Randal, Wayne & Neel Taylor	33-A-8	3	FOC	Chapel
S-05-03B	Ron & Valeries Silfies	21A1-5-19	3	R	Chapel
S-05-04	John Schutte & SMI, LLC	22-A-96	3	AOC	Chapel
S-05-05	Lawrence White, Jr.	24-A-1	7	AOC	Battletown

Annual Report Maximum Lot Size Exception

<i>File #</i>	<i>Applicant</i>	<i>Tax Map #</i>	<i>Zoning</i>	<i>District</i>
MLSE-05-04	Lawrence White, Jr.	24-A-1	AOC	Battletown
MLSE-05-03	John Schutte & SMI, LLC	22-A-96	AOC	Chapel
MLSE-05-01	Cecil Wolfe & Sons, Inc.	9-A-62	AOC	Battletown
MLSE-05-02	Richard and Mary Dimmel	20-A-38B	AOC	Greenway

Annual Report Rezoning: None

Annual Report – Site Plan

<i>File #</i>	<i>Applicant</i>	<i>Tax Map #</i>	<i>Acreage</i>	<i>Zoning</i>	<i>District</i>
SP-05-01	Rural Family Development	6-1-9	5	AOC	Longmarsh
SP-05-02	Nextel Communications	13-A-61	46.789 ac.	AOC	Longmarsh
SP-05-03	New Cingular Wireless	26-A-146	Lot	FOC	Chapel
SP-05-04	Powhatan School	29-A-16	14.8 ac.	AOC	Greenway
SP-05-05	Enders & Shirley Funeral Home	7-13-1	7.58 ac.	AOC	Longmarsh
SP-05-06	101 Limited Partnership	14-7-16		Lot	Buckmarsh
SP-05-07	Nextel Communications	16-A-33	149.00	AOC	Battletown
SP-05-08	Cochran Lumber & Millworks, Inc.	14-7-5	5.30	BP	Battletown
SP-05-09	Caldwell & Santmyer, Inc.	14-7-1	Lot 1	BP	Buckmarsh
SP-05-10B	Clarke County Sanitary Authority	21A1-A-13	Lot	Business (B)	Greenway/Town of Boyce
SP-05-11	Verizon Wireless	25-A-8A	2.845	FOC	Battletown

Annual Report – Special Use Permit: None

Annual Report – Text Amendments

<i>File #</i>	<i>Applicant</i>	<i>Sections</i>	<i>Approval/Denial Date</i>
TA-05-07	Comp Plan/Salv. Army	Policy 7, Obj 6 & 2-B-50-(b)	Pending
TA-05-06	Kirk Flag	3-A-13-e, 4-H-3-b	Pending
TA-05-05	Salvation Army	Policy 7; Obj 6	Pending
TA-05-04B	Boyce Family	3 & 9	Approved 11/1/05
TA-05-03	Inop Vehicles	4-C-3	Approved 10/18/05
TA-05-02	Millwood RR	3-A-3	Approved 7/19/05
TA-05-01	Cty Code Animals	3-C-2	Approved 11/15/05

Annual Report – County Code Amendments

<i>No</i>	<i>Proposed Change</i>	<i>Date Approved</i>
CC-05-01	143-6, 7, 9, 10 & 184-1, 11, 12 & Appendix III; To clarify and update sections of the spetic ordinance and alter yield requirements fro wells.	3/15/2005
CC-05-02	143-1; Siting and installation, as as to add Section 143-9-H, Subsurface Investigations.	7/19/2005
CC-05-03	143-11; Appeals and vairances, so as to provide and alternate to the public member of the Board and to require an affidavit for soil work within 400 feet of a house	8/16/2005
CC-05-03a	143-11-C-(2); Vairance procedure so as to require an affidavit for soil work within 400 feet of a house.	8/16/2005

Planning Fees - Land Use Report – 2005

DATE	RECEIPT #	AMOUNT	FILE #	APPLICANT
11-Jan	2015	\$375.00	BLA-05-01	Hampton Enterprises
10-Jan	2014	\$3,000.00	MS-05-01	Wendell J. Johnson, Sr.
13-Jan	2019	\$375.00	BZA-05-02	Ken & Susan Bell
18-Jan	2020	\$375.00	BZA-05-03	Michael & Mary Ware
18-Jan	2022	\$375.00	BZA-05-04	Michael & Mary Ware
21-Jan	2024	\$4,000.00	MS-05-02 & MLSE-05-01	Cecil P. Wolfe & Sons, Inc.
21-Jan	2023	\$375.00	BLA-05-02	Cecil Wolfe & Sons, Inc.
27-Jan	2027	\$375.00	SP-05-02	Nextel Communications
	TOTAL	\$9,250.00		
16-Feb	2030	\$375.00	SP-05-01	Rural Family Development
18-Feb	2031	\$3,000.00	MS-05-04	Boynton C. & Carolyn L. Hagaman
	TOTAL	\$3,375.00		
1-Mar	2033	\$375.00	BSA-05-02	Paul Busher (Lisette Turner, Agent)
4-Mar	2034	\$375.00	BLA-05-03	Curtis & Cynthia Shimp
10-Mar	2036	\$375.00	SP-05-03	New Cingular Wireless, LLC
10-Mar	2038	\$3,000.00	MS-05-05	John D. Schutte
21-Mar	2041	\$9,200.00	S-05-01B	Meadow View (Bryan Brooks)
28-Mar	2042	\$375.00	BLA-05-04	Robert Koon, Jr.
	TOTAL	\$13,700.00		
1-Apr	2046	\$3,000.00	MS-05-06	MNNW Partnership (Mark Timberlake)
1-Apr	2045	\$375.00	BLA-05-05	MNNW Partnership (Mark Timberlake)
1-Apr	2044	\$375.00	BLA-05-06	MNNW Partnership (Mark Timberlake)
4-Apr	2047	\$4,000.00	MS-05-07 & MLSE	Rick & Mary Dimmel
5-Apr	2050	\$3,000.00	MS-05-08	David & Kathleen Lamp
12-Apr	2051	\$375.00	BLA-05-07	Audley Farm/Profundus Properties
15-Apr	2052	\$3,375.00	BLA-05-08 & MS-05-08	Randy & Sue Jones
19-Apr	2053	\$375.00	BLA-05-09	Louise Lewis & C. Kemp Devereux
19-Apr	2054	\$375.00	BSA-05-03	James & Dorothy Royston
19-Apr	2055	\$375.00	BSA-05-04	Dorothy M. Ebert
22-Apr	2056	\$375.00	BSA-05-05	Joe Hickey
28-Apr	2058	\$375.00	BLA-05-10	Romy Walker
	TOTAL	\$16,375.00		
2-May	2059	\$375.00	BLA-05-05	Christy Kawabata
4-May	2061	\$9,000.00	S-05-02	Randal, Wayne & Neel Taylor
13-May	2064	\$375.00	BLA-05-11	Dennis Mitchell and Lawrence Hardman
23-May	2068	\$375.00	BLA-05-12	Greenhalgh Investment, L.P.& Huntover, L.P.(Tom Hill, Agent)
25-May	2070	\$375.00	BSA-05-08	Robert & Jennifer Irwin (Alan Kitselman, agent)

DATE	RECEIPT #	AMOUNT	FILE #	APPLICANT
26-May	2072	\$3,000.00	MS-05-10	James & Sally Keesling
31-May	2071	\$375.00	BLA-05-13	Freda & Rodney Gerard / Josiah & Raluca McRoberts
	TOTAL	\$13,875.00		
1-Jun	2075	\$375.00	BLA-05-14	Glen Poe & Leisa Sutherlin
3-Jun	2076	\$375.00	SP-05-07	Nextel Communications
8-Jun	2077	\$875.00	SP-05-08	Cochran Lumber & Millworks, Inc.
	TOTAL	\$1,625.00		
1-Jul	2079	\$3,000.00	MS-05-11	Dennis Singhas
1-Jul	2078	\$3,000.00	MS-05-12	Robert W. Koon, Jr.
7-Jul	2080	\$375.00	BZA-05-05	Jerry & Helen Kirk
14-Jul	2081	\$375.00	SP-05-04	Powhatan School
21-Jul	2082	\$375.00	BSA-05-09	Solstice LLC (Scot Lessler, Agent)
22-Jul	2083	\$375.00	BSA-05-10	Robert & Allison Massey
27-Jul	2084	\$3,000.00	MS-05-13	Howard & Nettie Crim, Jr.
		\$10,500.00		
5-Aug	2086	\$375.00	BZA-05-06	James S. Thompson
8-Aug	2087	\$875.00	SP-05-09	Caldwell & Santmyers (Ken Livingston, Agent)
12-Aug	2089	\$3,375.00	MS-05-14 & BLA-05-16	Douglas & Lois Aylestock
22-Aug	2090	\$375.00	BLA-05-17	Rick & Mary Dimmel
8-Aug	2088	\$3,000.00	MS-05-15	Bryan Conrad
25-Aug	2091	\$375.00	BSA-05-11	Jay & Peggy Duvall
30-Aug	2092	\$375.00	BLA-05-18	Kevin & Lynn Erisman
30-Aug	2094	\$375.00	BLA-05-19	Wendell Johnson, Sr.
31-Aug	2095	\$3,000.00	MS-05-17	Ray & Edith Cather (Thomas & Rebecca Cather)
		\$12,125.00		
7-Sep	2096	\$3,000.00	MS-05-16	Cheryl Lynn Graff
8-Sep	2097	\$375.00	BSA-05-14	Bernard & Margaret Thompson
23-Sep	2099	\$4,500.00	S-05-03B	Ron & Valerie Silfies
26-Sep	1709	\$10,000.00	S-05-04 & MLSE-05-02	John Schutte & SMI. LLC
27-Sep	1710	\$375.00	BZA-05-07	Roger & Cathryn Semerad
		\$18,250.00		
4-Oct	2102	\$375.00	BLA-05-20	MNNW Partnership (Mark Timberlake)
5-Oct	2103	\$375.00	BLA-05-21	Tad & Dianna Curry
7-Oct	2104	\$16,200.00	S-05-05 & MLSE-05-03	Lawrence White, Jr.
7-Oct	2105	\$3,000.00	MS-05-18	Steven & Jody Shippa
20-Oct	2108	\$375.00	BZA-05-08	Stephen & Emily Geyer
		\$20,325.00		
3-Nov	2112	\$375.00	BLA-05-15	Clayland Farms, Inc./Casey & Kathy Childs
2-Nov	2111	\$3,000.00	MS-05-19	Thomas F. Nolan (Meg Roque)
4-Nov	2114	\$3,000.00	MS-05-20	MNNW Partnership
8-Nov	2115	\$375.00	BZA-05-09	Clarke County VFW Facility

DATE	RECEIPT #	AMOUNT	FILE #	APPLICANT
30-Nov	2118	\$375.00	BLA-05-22	Brian Gilmore & Shen Farms, Inc.
		\$7,125.00		
6-Dec	2122	\$375.00	SP-05-11	Verizon Wireless
9-Dec	2125	\$300.00	BLA-05-23	Mike Morris & Kenny Wisecarver
5-Dec	2120	\$3,000.00	MS-05-21	William Milleson
12-Dec	2127	\$375.00	BLA-05-24	Rock Builders, Inc.
12-Dec	2126	\$3,000.00	MS-05-22	Double TT, Inc. (Neel Taylor, Agent)
15-Dec	2130	\$375.00	BLA-05-25	William & Kathleen Haney
14-Dec	2131	\$375.00	BZA-06-01	Center of Consciousness (Karla Mueller, Agent)
		\$7,800.00		
Jan-Jun	TOTAL	\$58,200.00		
July-Dec	TOTAL	\$76,125.00		
	GRAND	\$134,325.00		
	TOTAL FOR 2005			